

## **Summary of Proposed Revisions**

### **Section 4.03.04(C) – Access, Circulation, and Off-street Parking**

- Mainly a reorganization or modification of existing requirements.
- Significant new requirements or modifications include:
  - Corner lots will be required to connect to a lesser classified roadway under certain conditions. Improvements to the lesser classified road will be required according to the impact of the proposed development.
  - Connection spacing for non-access management roadways will be 185 feet for road segments where the posted speed limit is 35 to 45 miles per hour, and 300 feet for segments where the posted speed limit is over 45 miles per hour.
  - Specific sight distances must be maintained at driveway intersections. The site distance requirements of the Florida Department of Transportation will be used for roadways under state jurisdiction.
  - Specific driveway design standards have been adapted from the Florida Department of Transportation Driveway Handbook.
  - The driveway throat length requirement has been modified to include a more graduated approach to determining minimum length.
  - Driveways with directional restrictions will be required to use channelizing medians.
  - Driveways will be required to align with existing or proposed driveways across an undivided roadway, or if alignment is not possible, a minimum offset will be required depending on the functional classification of the roadway.

### **Section 4.03.04(D) – Access Management Corridors**

- The roadways which fall under access management regulation is increased from 4 to 92.
- The access management classification system will be based on functional classification
- Existing lots of record will be permitted one access to an access management corridor
  - The number of connections will be the minimum number necessary, not the maximum for the frontage
  - Requests for multiple accesses to a site will be handled on a case by case basis

- Access must be internalized for residential or commercial divisions of land along an access management corridor
- Spacing Requirements are based on the functional classification of the roadway
  - State roads must meet FDOT and County requirements
  - County requirements may be waived if FDOT standards are less stringent
  - County spacing
    - Major/Minor Arterials: 660' (>45mph), 440' (≤45 mph)
    - Major Collectors: 440' (>45mph), 245' (≤45 mph)
    - Minor Collectors: 300' (>45mph), 185' (≤45 mph)
- Corner clearance shall meet or exceed the minimum spacing for the roadway
  - New driveways will not be permitted in the functional area of an intersection or interchange
  - If no alternatives exist, such as joint or cross access, then a connection may be allowed at the property line farthest from the intersection
  - Newly created corner lots must be large enough to accommodate setbacks and corner clearance requirements.
- Joint and Cross Access is required for commercial and multifamily development and for residential minor subdivisions where the lots are not large enough to meet the spacing requirements
  - Easements and maintenance agreements must be recorded for joint and cross access use
- Commercial and multifamily development must be designed to support pedestrian access on-site and may be required to provide for pedestrian circulation between sites
- Driveway connections near interchanges will be regulated:
  - Distance to the first connection shall be 660' (>45 mph) or 440' (≤45 mph)
  - Distance to the first median opening shall be 1320'
- Existing developments may be required to comply when:
  - New accesses are requested
  - 50% increase in floor area or impervious area
  - When a change of use, addition, or remodel will result in a 25% increase in trip generation
  - As roadway improvements allow
- Variances to the requirements and standards can be sought from the Board of Adjustments